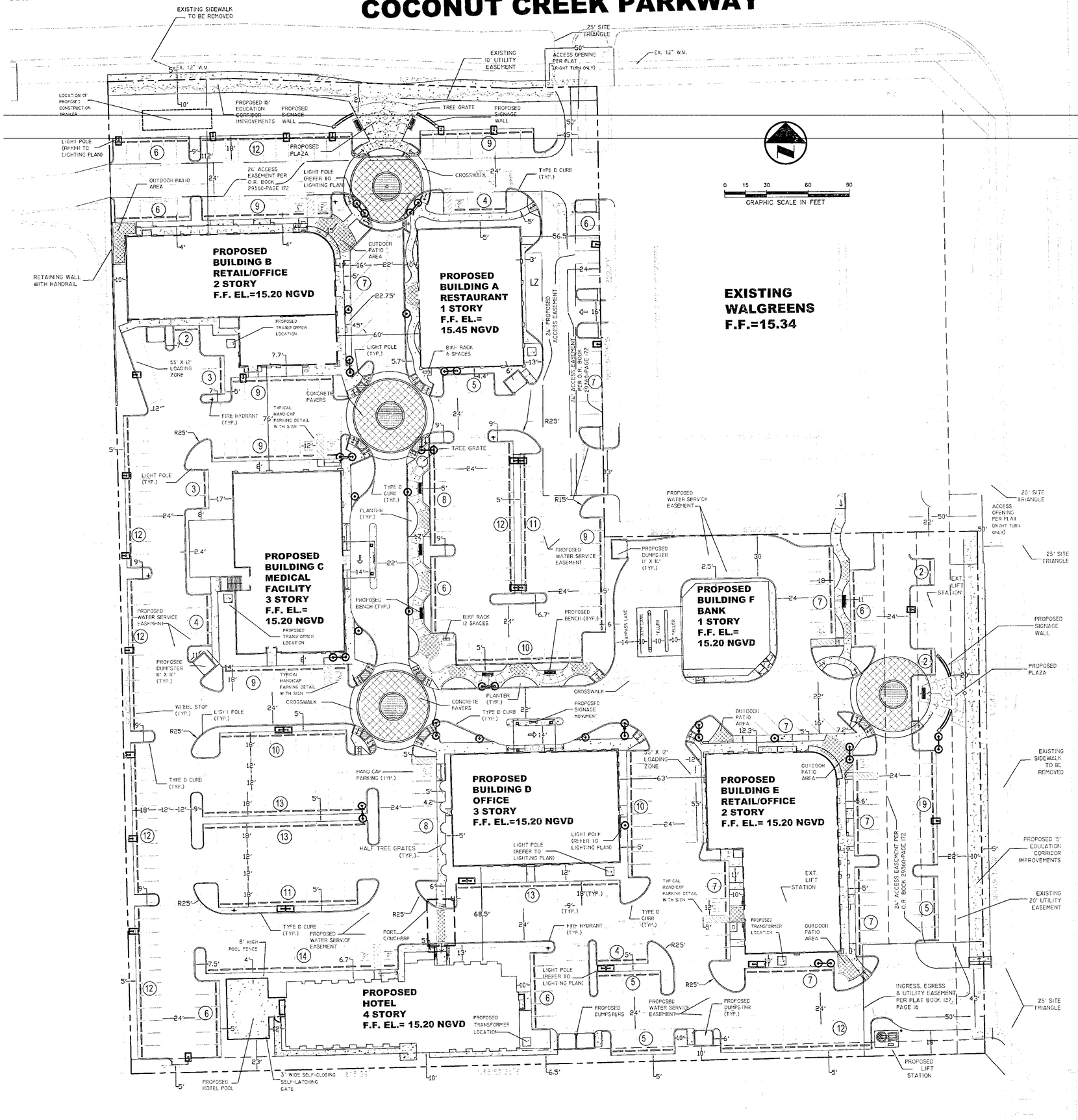
COCONUT CREEK PARKWAY

B.O.B. S88°57'35"W



0 15 30 60 90

GRAPHIC SCALE IN FEET

LEGAL DESCRIPTION

Tract B of the "THE HALE PLAT", according to the plat thereof, as recorded in Plat Book 137 at Page 16 of the Public Records of Broward County, Florida, less the following described portions of Tract B of "THE HALE PLAT":

Less-Out 1
Commence at the Southeast corner of Tract B; Thence run North 00 Degrees 36 Minutes 58 Seconds West along the East line of said Tract B for a distance of 373.48 Feet to the Point of Beginning; Thence run South 89 Degrees 23 Minutes 02 Seconds West for a distance of 269.29 Feet to a Point; Thence run North 00 Degrees 36 Minutes 58 Seconds West for a distance of 322.29 Feet to a Point on the South Right-of-Way line of Coconut Creek Parkway; Thence run North 88 Degrees 52 Minutes 35 Seconds East along the said South Right-of-Way line of Coconut Creek Parkway for a distance of 239.94 Feet to a point; Thence run South 45 Degrees 52 Minutes 12 Seconds East for a distance of 58.24 Feet to a Point on the West Right-of-Way line of Lyons Road; Thence run South 06 Degrees 59 Minutes 16 Seconds West along said West Right-of-Way line of Lyons Road for a Distance of 90.69 Feet to a Point; Thence run South 00 Degrees 36 Minutes 58 Seconds East along said West Right-of-Way line of Lyons Road for a distance of 193.52 Feet to the Point of Beginning.

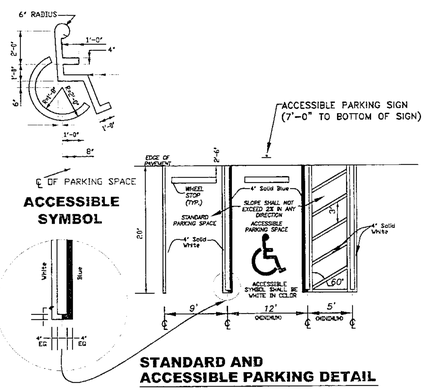
Less-Out 2
A portion of Tract "B" of "THE HALE PLAT", according to the plat thereof as recorded in Plat Book 137, Page 16 of the Public Records of Broward County, Florida, being more particularly described as follows:
Commence at the Southwest corner of said Tract "B"; Thence along the South line of said Tract "B" North 52'35" East (bearings basis) 50.00 Feet to a line parallel with and 50.00 Feet East of the West line of said Tract B", and the Point of Beginning; Thence along said parallel line North 00°26'31"West, 710.17 Feet to the North line of said Tract "B"; Thence along said North line for the following five (5) courses. (1) North 88°52'35" East 65.90 Feet; (2) South 87°18'34" East, 180.40 Feet; (3) North 88°52'35" East, 305.00 Feet; (4) North 01°07'25"West, 12.00 Feet: (5) North 88°52'35" East 64.97 Feet; Thence South 01°07'25" East, 710.12 Feet to the South line of said Tract "B"; Thence along said North line, South 88°52'35" West, 624.32 Feet to the Point of Beginning.

Less-Out 3
The West 50.00 feet of Tract "B" of "THE HALE PLAT", according to the plat thereof as recorded in Plat Book 137, Page 16 of the Public Records of Broward County, Florida.

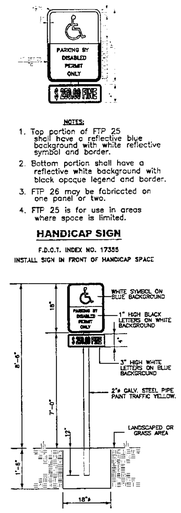
SITE DATA

EXISTING ZONING	PCD			
EXISTING LAND USE	COMMERCIAL			
GROSS SITE AREA	346914	SQ.FT.	7.96 AC.	%
OPEN SPACE				
On Site Pervious Area	53150	SQ.FT.	1.22 AC.	15.32%
On Site Sidewalks & Plaza's	38521	SQ.FT.	0.88 AC.	11.11%
Off Site - Canal/Waterbody (4.5 Ac.) 30% Open Space			1.50 AC.	
Total			3.60 AC.	

BUILDING COVERAGE	GROUND FLOOR FLOOR	TOTAL SQUARE FOOTAGE		
BUILDING A	7308	7308	SQ.FT.	
BUILDING B	11639	23278	SQ.FT.	
BUILDING C	11616	29040	SQ.FT.	
BUILDING D	9801	29403	SQ.FT.	
BUILDING E	11834	23668	SQ.FT.	
BUILDING F (BANK)	3800	3800	SQ.FT.	
HOTEL	9061	4337	SQ.FT.	
TOTAL BUILDING	65059	120834	1.49 AC.	18.75%
V U AREA	190195	SQ.FT.	4.37 AC.	54.82%
9' x18' Stalls (Including 9 Handicap Spaces) on site				408



STANDARD AND ACCESSIBLE PARKING DETAIL



HANDICAP SIGN INSTALLATION DETAIL

DATE:	8-19-05
SCALE:	1:30'
DESIGN BY:	MRK
DRAWN BY:	MRK
CHECKED BY:	MRK
APPROVED BY:	JDH

	DESCRIPTION:	BY:	DATE:
2.	P&Z RE-SUBMITTAL	MRK	10-25-05
1.	P&Z SUBMITTAL	MRK	9-27-05

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FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. LC000114

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STRADA

DIVERSIFIED REALTY

SITE PLAN

JOSEPH DAVID SANDLE
FLORIDA LA NO. 0001314
NOV 2 2005

PROJECT NO.
05-0061

SP-1

SHEET ___ OF ___